

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, November 1, 2010, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman C. Ken Marsh, Jr.

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall.
3. **SESSION TICKLER.** Alderman Munsey asked about the progress of the roundabout. Assistant to the City Manager Chris McCartt explained that the City now has possession of the Ward property although an actual price has not yet been agreed upon. Soil samplings and the Phase II environmental assessment may proceed and a timeline will soon be developed. Mayor Phillips noted the appraisal value was \$90,000 although the Ward family was requesting \$450,000 and wondered at what point the negotiations would have to come before the BMA. City Attorney Billingsley replied anything over \$91,000.

Alderman Parham asked if it would be possible for the BMA to tour/preview Meadowview and City Manager Campbell replied they are trying to schedule it in the next two or three weeks. Alderman Munsey expressed concerns regarding completing the project on time.

Mayor Phillips addressed issues to City staff in regards to straightening out a curve on Chestnut Ridge. Public Works Director Ryan McReynolds gave details on the progress of this project, noting although the City originally intended to do the work, we are now actively seeking pricing with three contractors. Mayor Phillips was concerned that a project completion date could not be firmed up.

4. **UPDATE ON TRANSIT.** Assistant to the City Manager Chris McCartt gave a presentation on this item, highlighting statistics from the recently ended fiscal year of the Kingsport Area Transit System (KATS) as well as stating goals for the upcoming year. Mr. McCartt noted that fixed route ridership was up 35% from last year and is mainly due to increased marketing strategies, updated ticket/pass promotions and operational improvements. He also mentioned this is the first time that all five buses have looked the same, promoting a higher level of service for all citizens. Some discussion followed on the many benefits of KATS.

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5. TRI-CITIES JOINT LEGISLATIVE POLICY FOR 2011. Community and Government Relations Director Tim Whaley presented details on this item, noting that Johnson City and Bristol have already passed this policy in their jurisdictions. There was some discussion on the wording of some of the items regarding local revenue and transportation. Mr. Whaley stated he would try and have a revised edition for the regular business meeting tomorrow night, but it was possible those items might simply be pulled rather than going back before the Boards of Johnson City and Bristol.

6. REVIEW OF AGENDA ITEMS ON NOVEMBER 2, 2010 REGULAR BUSINESS AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.B.2 Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Enter into a Materials Agreement with Danny Karst Related to Edinburgh Phase 2 Section 2 and an Ordinance to Appropriate the Funds (AF: 351-2010). City Manager Campbell noted that the certificate of occupancy was higher than previously reported with other units currently under construction.

Public Works Director Ryan McReynolds handed out information for future reference regarding policy adjustment in response to a previous concern of Alderman Munsey relating to indexing payback of certain performance criteria. Alderman Marsh noted this was a real issue going forward but was not particularly tied to this item.

VI.D.4 Consideration of a Resolution Authorizing the Mayor to Execute a Landlord Estoppel Certificate and Consent (AF: 342-2010). This item was deferred at the last meeting in order to obtain more information and to speak with a representative from the bank. Joel Conkin, an attorney for the bank, explained this process was standard for leasehold financing, giving the bank the opportunity (upon default of the loan) to step in and rent the property for the remainder of the lease. The City would still have the right to reject the tenant. Discussion ensued regarding concerns of Alderman Marsh and his objection to the City basically co-signing a note of any kind. Jeff Little, Treasurer of the Kingsport Lifesaving Crew (KLSC), clarified financial details of the loan, budget issues and fundraising efforts of the KLSC.

City Manager Campbell noted the City has met its United Way goal and thanked Grants and Government Relations Specialist Morris Baker. Alderman Marsh pointed out that only 1/3 of employees actually gave and Mr. Campbell stated donations were still being accepted.

VII.3 Consideration of an Ordinance to Appropriate Grant Money Awarded from the Department of Justice Office of Justice Programs, Bulletproof Vest Partnership, Body Armor Safety Initiative (AF: 336-2010). Mayor Phillips asked if all officers were also issued tasers. Police Chief Osborne replied there were 30-40 tasers and 116 officers. He further stated that 8-10 tasers are purchased each year at a cost \$800 each. Mayor Phillips requested a taser be provided for each officer, especially patrol, by next year's budget.

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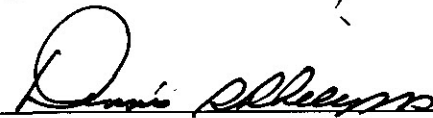
BOARD COMMENT. Alderman Joh stated she had to drive to Nashville tomorrow and may not attend the regular business meeting since the agenda was light. Mayor Phillips mentioned there was a wonderful turnout for the Senior Center's reception last week. Alderman Marsh commented that he hoped everyone had already voted or was planning on voting tomorrow.

PUBLIC COMMENT. Mary McNabb stated she appreciated everything the Board did for the reception at the Senior Center.

7. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:20 p.m.


ANGELA L. MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor